



Red Rock Global, LLC has been retained as the fee based developer for the MLK Transit Village. This \$85.5 million dollar project, which has been conceived as a result of a joint venture between the Miami-Dade Empowerment Trust and Miami-Dade Transit, will occupy two square blocks in the Liberty City neighborhood in the City of Miami. This project marks a watershed moment in real estate development in Miami as the first transit oriented development in the emerging neighborhood. Programmed uses include 125 market rate rental units, 140 senior rental units, 37,200 square feet of retail, 24,000 square feet of office, and 646 parking spaces. An eight bus stall intermodal facility is also planned for the site. The project is expected to commence in January 2006.



This assignment is an example of the ability of Red Rock Global to effectively manage the complexities and challenges that are associated with public/private partnerships, including the acquisition and layering of a public subsidies and incentives, to create a landmark project that will generate positive economic impact and immeasurable social benefit to the community. Red Rock Global remains committed to the continued revitalization of the area and has planned to construct more than \$110 million dollars of mixed-use and residential development in the area. The Transit Village will be developed in tandem with the redevelopment of the historic Carver Theatre, located across the street, to create a destination node that will serve as the cultural center of Liberty City and the surrounding neighborhoods.